# Building a Prosperous Future









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# **Company Information**

# **Board of Directors**

Arif Habib Samad A. Habib Abdul Qadir Sultan Alamgir A. Sheikh Muhammad Ejaz Saeed Ahmed Darakshan Zohaib Muhammed Siddique Khokhar Faisal Anees Bilwany Chairman Chief Executive Director Director Director Director Director Director Director

# **Chief Financial Officer & Company Secretary**

Muneer Gader

# Audit Committee

Abdul Qadir Sultan Alamgir A. Sheikh Muhammad Ejaz Owais Ahmed

# **HR & Remuneration Committee**

Saeed Ahmed Arif Habib Muhammad Ejaz Samad A. Habib Chairman Member Member Secretary

Chairman Member

Member

Member

Javedan Corporation Limited

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# Auditors

Reanda Haroon Zakaria & Co., Chartered Accountants

EY Ford Rhodes Chartered Accountants

# Bankers

Allied Bank Limited Al-Baraka Pakistan Limited Askari Bank Limited Bank Al-Falah Limited Bank Isani Pakistan Limited Habib Bank Limited MCB Bank Limited National Bank of Pakistan Sindh Bank Limited United Bank Limited United Bank Limited The Bank of Punjab Meezan Bank Limited Dubai Isamic Bank Pakistan Limited

### **Registered Office**

Arif Habib Center, 23, M.T.Khan Road, Karachi Pakistan - 74000, Tel : 32460717-19 Fax: 32466824 Website: www.jcl.com.pk

## Site Office:

Naya Nazimabad, Manghopir Road, Karachi -75890 Tel : 92-21-32061997-98, 32061903-04, 36770141-42, Fax: 92-21-36770144 Website: www.nayanazimabad.com

### Share Registrar

CDC Share Registrar Services Limited, CDC House, 99-B, Block 'B' S.M.C.H.S Sharah-e-Faisal, Karachi.

# Directors' Report to the Shareholders

We are pleased to present the operational review together with the unaudited condensed interim financial information of the Company for the three months period ended September 30, 2019.

The financial performance of your company has been better as compared to corresponding quarter and the operational performance also remained strong. The company continued to add value to life at Naya Nazimabad. Our sporting facilities remained vibrantly active and the first flood light departmental football tournament was held. An Educators franchised school became operational and infrastructure improvement and expansion work continued.

During the period under review Company recorded sale of PKR 436.00 million as compared to PKR 403.44 million in the corresponding period. The cost of sale for the period was PKR 62.47 million as compared to PKR 196.94 million in the corresponding period. The gross profit margin increased by 67% as compared to corresponding period. The profit after tax for the period is PKR 185.71 million as compared to 93.48 million and this translated to an earnings per share of Re. 0.64 as compared to Re 0.32 in the corresponding period. The net profit margin has been marginally off set due to increase in administrative expenses by PKR 37.22 million.

Particulars	September 30, 2019 (Un-Audited)	September 30, 2018 (Un-Audited)		
	Rupees in Thousands			
Net sales	436,000	403,444		
Cost of sales	(62,470)	(196,941)		
Gross Profit	373,530	206,503		
Profit before Taxation	261,759	125,827		
Taxation	(76,046)	(32,338)		
Profit after taxation	185,713	93,489		
EPS - Basic (in rupees)	0.64	0.32		
EPS - Diluted (in rupees)	0.64	0.32		

Following is the summary of comparative un- audited financial results:

During the quarter the work on other projects including club house (Naya Nazimabad Gymkhana), Jama Mosque. Medical Center and other progressed as per schedule and all of the projects are expected to be completed within timeline. Further development work on Block M is also ongoing. New families continued to join Naya Nazimabad family. The infrastructure development work of utility particularly electricity has been commenced and whereas infrastructure work of gas shall be commenced soon. Planning and design work on the flyover continued during the quarter and ground breaking is expected soon. The overall progress on the development projects has been satisfactory. Government's stabilization measures continued to show positive signs during the quarter however the economic activity remained subdued. Further reform agenda of the real state sector which has been ongoing for quiet sometime now should improve the competitive landscape of the sector and provide positive results in the medium to long term.

Naya Nazimabad is now poised to launch new phase of its projects. Planning for the launch is in the final stages. The new phase would bring thoughtfully designed apartments to the market. These developments would not only populate the community but would also improve the cohesion and warmth of the habitat.

Further the development and sale of apartments shall be a driving force for the Company in the short to medium term. Further Naya Nazimabad Gymkhana Club which is under construction as mentioned aforesaid will also bolster the appeal of NN for the masses of Karachi to become part of NN family.

On behalf of the Board of Directors, We thank our customers and shareholders for their continued support to transform the dream into reality. We would like to thank our Banks and Financial institutions who over the years have been critical in enabling the Company to deliver this project. We would also like to thank Securities and Exchange Commission of Pakistan, Pakistan Stock Exchange, and Sindh Board of Revenue, LDA, Sindh Building Control Authority, Environmental Protection Agency and above all Government of Sindh for their support to the project. We also appreciate all the employees of the Company for the hard work put in by them.

Samad A. Habib Chief Executive

Dated: October 26, 2019

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Arif Habib Chairman

# Condensed Interim Statement of Financial Position As at September 30, 2019

	Note	Unaudited September 30 2019 (Rupees	Audited June 30 2019 in <b>'000)</b>
ASSETS			
Non-Current Assets			
Property, plant and equipment	5	5,567,479	5,343,609
Investment properties		55,000	55,000
Long term deposits		8,781	8,268
Deferred tax assets - net		5,811	17,991
Current Assets		5,637,071	5,424,868
Development properties	6	18,307,203	18,036,047
Trade debts	0	852,953	789,495
Loans and advances		1,006,487	954,336
Trade deposits, prepayments and other receivables	7	34,910	21,577
Cash and bank balances		263,595	56,751
		20,465,148	19,858,206
Total Assets		26,102,219	25,283,074
EQUITY AND LIABILITIES			
SHARE CAPITAL AND RESERVES			
Authorised Share capital		3,900,000	3,900,000
Issued, subscribed and paid-up capital		2,885,304	2,885,304
Capital reserves		3,393,056	3,393,056
Revenue reserves		2,550,645	2,330,440
Revaluation surplus on free-hold land		8,641,120	8,675,613
		17,470,125	17,284,413
Non-Current Liabilities			
Long-term financing	8	3,562,972	3.563.112
Deferred liability - gratuity	0	36,695	33,804
		3,599,667	3,596,916
Current Liabilities			
Trade and other payables	9	259.887	521.337
Preference shares		510	510
Accrued mark-up		266,890	171,565
Contract liabilities		2,761,632	1,840,634
Short-term borrowings	10	1,398,919	1,485,603
Current maturity of non-current liabilities		256,250	345,417
Taxation - net		84,208	32,564
Unpaid preference dividend Unclaimed dividend		78 4.055	60 4,055
Unclaimed dividend		4,055	4,401,745
TOTAL EQUITY AND LIABILITIES		26,102,219	25,283,074
CONTINGENCIES AND COMMITMENTS	11		

The annexed notes from 1 to 16 form an integral part of these condensed interim financial information.

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Chief Financial Officer

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Chief Executive

Director

Javedan Corporation Limited

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# Condensed Interim Statement of Profit or Loss (Unaudited) For three months period ended September 30, 2019

		Three month period ended	
	Note	September 30 2019	September 30 2018
		(Rupees	
		(	
Sales - net		436,000	403,444
Cost of sales		(62,470)	(196,941)
Gross profit		373,530	206,503
Expenses			
Marketing and selling expenses		11,542	12,791
Administrative expenses		108,558	71,335
Finance cost		10,026	11,243
		(130,126)	(95,369)
		(,,	(00,000)
Other income		18,355	14,693
Profit before taxation		261,759	125,827
Taxation	12	(76,046)	(32,338)
Profit after taxation		185,713	93,489
Earnings per share			
			Restated
Basic	13	0.64	0.32
Diluted	13	0.64	0.32

The annexed notes from 1 to 16 form an integral part of these condensed interim financial information.

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Chief Financial Officer

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Chief Executive

Director

# Condensed Interim Statement of Comprehensive Income (Unaudited) For three months period ended September 30, 2019

	Three month	Three month period ended		
	September 30 2019 (Rupees	September 30 2018 in '000)		
Profit after taxation	185,713	93,489		
	165,715	93,469		
Other comprehensive income for the period	-	-		
Total comprehensive income for the period	185,713	93,489		

The annexed notes from 1 to 16 form an integral part of these condensed interim financial information.

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Chief Financial Officer

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Chief Executive

Director

# Condensed Interim Statement of Changes in Equity (Unaudited) For three months period ended September 30, 2019

	Issued.	Capital re	Capital reserves		le reserves		
	subscribed and paid-up capital	Share premium	Tax holiday reserve	General	Un- appropriated profit	Surplus on revaluation of freehold land	Total Equity
				– (Rupees in	ı '000') <u> </u>		
Balance as at June 30, 2018	2,671,254	3,380,604	11,966	63,500	1,905,300	5,802,648	13,835,272
Profit for the year Other comprehensive income/(loss), net of tax Total comprehensive income, net of tax	-	-	-	-	93,489 - 93,489	-	93,489 - 93,489
Revaluation surplus on free-hold land realised on account of sale of development properties	-	-	-	-	42,837	(42,837)	-
Balance as at September 30, 2018	2,671,254	3,380,604	11,966	63,500	2,041,626	5,759,811	13,928,761
Balance as at June 30, 2019	2,885,304	3,381,090	11,966	63,500	2,266,940	8,675,613	17,284,413
Profit for the year Other comprehensive income/(loss), net of tax Total comprehensive income, net of tax			-	-	185,713 - 185,713	-	185,713 
total comprehensive income, her or tax	-	-	-	-	100,710	-	165,715
Revaluation surplus on free-hold land realised on account of sale of development properties	-	-	-	-	34,493	(34,493)	-
Balance as at September 30, 2019	2,885,304	3,381,090	11,966	63,500	2,487,145	8,641,120	17,470,126

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Chief Financial Officer

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Director

# Condensed Interim Statement Of Cash Flows (Unaudited) For three months period ended September 30, 2019

	September 30 2019 (Rupees	September 30 2018 in '000)
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	261,759	125,827
Adjustments: Depreciation Gratuity expense Finance cost Interest income Cash flow from operating activities before working capital changes Working capital changes	4,788 3,725 10,026 (949) 17,591 279,350	3,023 2,608 11,243 (83) 16,791 142,618
(Increase) / decrease in current assets		
Trade debts Development properties Advances Deposits, prepayments and other receivables	(63,458) (131,221) (52,151) (13,333) (260,164)	103,948 (204,013) 3,179 315 (96,571)
Increase / (decrease) in current liabilities		
Trade and other payables Contract Liabilities Net cash generated from operations	(261,435) 920,998 659,563 678,749	(59,726) (52,063) (111,789) (65,741)
Income tax paid Finance cost paid Gratuity paid	(12,222) (54,636) (833)	(1,036) (95,652) (103)
Net cash generated from / (used in) Operating activities	611,057	(162,532)
CASH FLOWS FROM INVESTING ACTIVITIES		
Payment made for purchase of property, plant and equipment and CWIP Interest received Payment made for Long Term Security Deposit	(228,658) 949 (513)	(86,643) 83
Net cash used in investing activities	(228,222)	(86,560)

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Chief Financial Officer

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Chief Executive

Director

# Condensed Interim Statement Of Cash Flows (Unaudited) For three months period ended September 30, 2019

	September 30 2019 (Rupees	September 30, 2018 in '000)
CASH FLOWS FROM FINANCING ACTIVITIES		
Receipt / (Repayment) of long-term finance (Repayment of) / Proceeds from finance lease Proceeds/ (Repayment) of short term borrowings-net	(89,307) - (86,684)	(25,625) (177) 327,891
Net cash (used in) / generated from financing activities	(175,991)	302,089
Net increase in cash and cash equivalent	206,844	52,997
Cash and cash equivalents at beginning of the period	56,751	106,428
Cash and cash equivalents at end of the year	263,595	159,425

The annexed notes from 1 to 16 form an integral part of these condensed interim financial information.

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Chief Financial Officer

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Director

### 1. STATUS AND NATURE OF BUSINESS

- 1.1 Javedan Corporation Limited (the Company) was incorporated in Pakistan on June 08, 1961, as a public limited company under the repealed Companies Act, 1913 (now Companies Act, 2017) and is listed on Pakistan Stock Exchange Limited. The registered office of the Company is located at Arif Habib Centre, 23, M.T Khan Road, Karachi.
- 1.2 The Company has ceased its cement business since July 01, 2010 and the management has developed business diversification strategy for utilizing the Company's land for developing a housing scheme, "Naya Nazimabad", that includes bungalows, open plots, flat sites and commercial sites. The Company's layout plan of the project was approved by Lyari Development Authority vide letter number LDA/PP/2010/255 on March 02, 2011 and revised master plan approved vide letter No CTP/LDA/112 and has obtained No Objection Certificate from Sindh Building Control Authority having NOC # SBCA/D.D(D-II)/985/ADV-503/2011 on November 12, 2011 and revised NOC # SBCA/DD(D-II)/985 & 991/ADV-584/2013. The Company is also the member of Association of Builders and Developers of Pakistan (ABAD).

#### 1.3 The geographical location and addresses of business units are as under:

Location	Address
Registered office	Arif Habib Centre, 23, M.T Khan Road, Karachi
Naya Nazimabad	Deh, Manghopir road, Gadap town, Scheme #43, Karachi
Gulshan-e-Iqbal Sales Center	Showroom No. 3, Data Center, Block 13-B, Gulshan-e-Iqbal, Main University Road, Karachi.
North Karachi Sales Centre	Plot No. R-435, Sector 11/C-1, Adam Town, UP More, North Karachi, Karachi.
Naya Nazimabad Sales Centre	Naya Nazimabad, Deh, Manghopir, Gadap town, Scheme #43, Karachi.

#### 2. STATEMENT OF COMPLIANCE

These condensed interim financial statements of the Company for the three months period ended September 30, 2019 has been prepared in accordance with the accounting and reporting standards as applicable in Pakistan for interim financial reporting. The accounting and reporting standards as applicable in Pakistan for interim financial reporting comprise of:

- International Accounting Standard (IAS) 34, 'Interim Financial Reporting', issued by International Accounting Standard Board (IASB) as notified under the Companies Act, 2017; and
- Provisions of and directives issued under the Companies Act, 2017.

Where the provisions of and directives issued under the Companies Act, 2017 differ with the requirements of IAS 34, the provisions of and directives issued under the Companies Act, 2017 have been followed.

#### 3. BASIS OF PREPARATION

3.1. The preparation of these condensed interim financial statements, in conformity with approved accounting standards requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Company's accounting policies. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectation of future events that are believed to be reasonable under the circumstances. Actual results may differ from the estimates.

During the preparation of these condensed interim financial statement, changes in the significant judgements made by management in applying the Company's accounting policies and the key sources of estimation and uncertainty are same as those applied to the annual audited financial statements of the Company for the year ended June 30, 2019. 3.2. These condensed interim financial statements is presented in Pakistan Rupees which is also the Company's functional currency and all financial information presented has been rounded off to the nearest rupees, otherwise stated.

# 4. SIGNIFICANT ACCOUNTING POLICIES

The accounting policies and the methods of computation adopted in the preparation of these condensed interim financial statements are the same as those applied in the preparation of the annual financial statements for the year ended June 30, 2019, except for the adoption of the new/amended standards, interpretations and improvements to accounting standards, which became effective for the current period:

The adoption of these standards, interpretations and improvement to accounting standards either are not relevant or did not have any material effect on the condensed interim financial information.

#### 5. PROPERTY, PLANT AND EQUIPMENT

THOT EITH, TEATT AND EGON MENT			
		Unaudited	Audited
	Note	September 30,	June 30,
		2019	2019
		(Rupees i	n '000)
Opening Net Book Value		4,773,088	1,585,188
Add: Additions/Transfers during the period/year	5.1	4,857	3,202,552
Less: Disposals during the period/year	5.2		(1,185)
Less: Depreciation during the period/year		(4,788)	(13,467)
Closing Net Book Value		4,773,156	4,773,088
Add: Capital work-in-progress	5.3	794,322	570,521
		5.567.479	5.343.609

#### 5.1 Additions to operating fixed assets, during the period / year were as follows

Free-hold land	-	3,074,718
Other land	-	50,918
Buildings on other land	-	62,036
Furniture and fixtures	655	1,303
Office equipment	2,344	5,345
Vehicles -owned	76	4,298
Computer equipment	1,781	3,934
	4,857	3,202,552

#### 5.2 The following assets were disposed off during the period / year:

5.3

Office equipment	-	11
Computer equipment	-	2
Vehicles	-	1,04
	-	1,18
Capital work-in-progess		
Opening	570,521	250,31
Additions	223,801	320,20
Closing	794,322	570,52

6. DEVELOPMENT PROPERTIES

	Unaudited September 30 2019 (Rupees i	Audited June 30 2019 in ' <b>000)</b>
Land for development	* 15,052,433	14,653,144
Add: Acquired During the period		487,834
Development expenditure	15,052,433	15,140,978
- Opening balance	8,459,768	6,621,621
Add: Incurred during the period	390,113	1,858,438
•	8,849,881	8,480,059
Borrowing costs		
- Opening balance	1,969,317	1,387,153
Add: Capitalized during the period	197,648	582,164
Less: Transferred to PPE during the period	139,935	-
	2,027,030	1,969,317
Transferred to:	25,929,344	25,590,354
<ul> <li>property, plant and equipment</li> </ul>	-	(68,545)
- investment properties	-	(40,291)
- cost of sales to date	(4,920,155)	(4,857,686)
<ul> <li>development charges incurred and apportioned to date</li> </ul>	(2,701,985)	(2,587,785)
	18,307,203	18,036,047

\* The balance is net-off of transfer to Property, Plant & Equipment and Investment Property during the year ended as of June 30, 2019.

# 7. TRADE DEPOSITS, PREPAYMENTS AND OTHER RECEIVABLES

Deposits	Unaudited September 30 2019 (Rupees	Audited June 30 2019 in '000)
Guarantee margin	225	225
With contractors	2,680	2,679
Security deposit with Sindh Building Control Authority	3,345	3,345
Others	12,391	12,390
	18,641	18,639
Provision for impairment	(2,904)	(2,904)
	15,737	15,735
Prepayments		
Prepaid rent and insurance	6,958	4,542
Other receivables - Considered good International Builders and Developers (Private) Limited - a related party Sales tax refundable	34 4,703	34 4,703
Excise duty refundable	574	574
Others	11,608	692
	16,885	5,969
Provision for impairment	(4,703)	(4,703)
	34,910	21,577

#### 8. LONG-TERM FINANCING

Queue l'and	Note	Unaudited September 30 2019 (Rupees in	Audited June 30 2019 • <b>'000)</b>
Conventional Debt asset swap arrangement Term finance certificates Syndicated loan facility		- 345,000 495,625	64,167 345,000 496,250
Shariah Compliant Sukuk certificates Diminishing Musharika		2,978,597	2,978,112 25,000
Current maturity of long-term financing	8.1	3,819,222 (256,250) 3,562,972	3,908,529 (345,417) 3,563,112

8.1 The terms and conditions of Long-term financing arrangements are same as disclosed in note 18 to the annual audited financial statements of the Company for the year ended 30 June 2019.

### 9. TRADE AND OTHER PAYABLES

		Unaudited	Audited
	Note	September 30	June 30
		2019	2019
		(Rupees in '000)	
Creditors		50,552	88,873
Accrued liabilities		71,700	66,654
Retention money		114,283	100,097
Withholding tax payable		15,470	8,047
Other payables:			
<ul> <li>on cancellation of plots</li> </ul>		7,881	7,881
<ul> <li>on repurchase of land</li> </ul>		-	249,785
		259,887	521.337

# 10. SHORT TERM BORROWINGS

#### Other than related parties

Running finance under mark-up arrangements Musharika arrangement		673,919 300,000	1,175,536 300,000
From related party - unsecured		973,919	1,475,536
Arif Habib Corporation Limited		-	10,067
Rotocast Engineering Company (Private) Limited	10.1.	425,000	-
	10.2.	1,398,919	1,485,603

- 10.1. Represents financing facility availed from associated comapny to finance the working capital and project needs which is repayable on demand. This carries markup at the rate of 3 month's KIBOR + 2.25 percent per annum.
- **10.2.** The terms and conditions of short term borrowings are same as disclosed in note 24 to the annual audited financial statements of the Company for the year ended 30 June 2019.

### 11. CONTINGENCIES AND COMMITMENTS

The status and nature of contingencies and commitments are same as those disclosed in an annual audited financial statements of the Company for the year ended June 30, 2019.

# Notes to the Condensed Interim Financial Information For three months period ended September 30, 2019

			(Unaudited) Three month period ended	
		September 30 2019	September 30 2018	
		(Rupees	in '000)	
12.	TAXATION	(	(	
	Current	(63,866)	(24,654)	
	Deferred	<u>(12,180)</u> (76,046)	(7,684) (32,338)	
13.	EARNINGS PER SHARE			
	<b>Basic</b> Profit after tax (Rupees in '000)	185,713	93,489	
	Weighted average numbers of ordinary shares	288,530,360	288,495,438	
	Earnings per share - (Rupees)	0.64	0.32	
	Diluted Profit after tax (Rupees in '000)	185,728	Restated 93,529	
	Weighted average numbers of ordinary shares	288,556,303	288,552,487	
	Earnings per share - (Rupees)	0.64	0.32	

#### 14. TRANSACTIONS WITH RELATED PARTIES

The related parties comprise of associates and their close family members, key management personnel and post employment benefit plan. The details of transactions with related parties during the year, other than those which have been disclosed elsewhere in these financial statements, are as follows:

## Associates

		(Unaudited) Three month period ended	
	September 30 2019	September 30 2018	
Arif Habib Corporation Limited	(Rupees	in '000)	
Advance paid against future purchase of apartments Short term borrowing obtained during the period Short term borrowing paid during the period Mark up expense on short term borrowing Mark up paid during the period	117,868 73,000 83,067 624	329,000 35,360 28,968	
Arif Habib Equity (Private) Limited Advance paid against future purchase of apartments	201,107		
Rotocast Engineering Company (Private) Limited Short term borrowing obtained during the period Short term borrowing paid during the period Mark up expense on short term borrowing	525,000 100,000 17,378	- -	

	(Unaudited) Three month period ended	
	September 30 2019	2018
Power Cement Limited	(Rupees	in '000)
Purchase of construction material Paid against the purchase of construction material	4,056 9,787	20,980 42,632
Safe Mix Concrete Limited Purchase of construction material Paid against the purchase of construction material	8,632 7,036	13,012 <u>9,100</u>
Haji Abdul Ghani - Associated person Advance paid against future purchase of apartments	110,000	
Post employment benefit plan Gratuity fund trust - contribution paid during the period	833	103
Other Key Management personnel Salaries & Other benefits	4,075	3,542

All transactions with related parties are entered into at agreed terms duly approved by the Board of Directors of the Company. The outstanding receivable and payable balances of the related parties are disclosed in their respective notes to these financial statements.

# 15. DATE OF AUTHORISATION FOR ISSUE

This condensed interim financial information was authorized for issue on October 26 2019 by the Board of Directors of the Company.

# 16. GENERAL

Figures have been rounded-off to the nearest thousands rupees.

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Chief Financial Officer

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Director



Registered Office Arif Habib Center, 23, M T Khan Road Karachi – 74000, PAKISTAN Customer Support Center, Javedan Corpration Limited, Naya Nazimabad - Karachi - 75890 UAN: 111-511-611 | info@nayanazimabad.com | www.nayanazimabad.com